



REDEVELOPMENT AGENCY AGENDA
MEETING OF: MAY 1, 2002

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2, AND ARE CLOSED CAPTIONED FOR OUR HEARING-IMPAIRED VIEWERS. THE COUNCIL MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE INTERNET AT www.kclv.tv. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB THE WEDNESDAY OF THE MEETING AT 8:00 PM, AND ALSO ON FRIDAY AT 4:00 AM, SATURDAY AT 7:00 PM, SUNDAY AT 7:00 AM AND THE FOLLOWING MONDAY AT 1:00 PM.

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

CALLED TO ORDER BY CHAIRMAN GOODMAN AT 1:06 P.M.

PRESENT: CHAIRMAN GOODMAN and MEMBERS REESE, M. McDONALD (via telephone), BROWN, L.B. McDONALD, WEEKLY, and MACK

ALSO PRESENT: VIRGINIA VALENTINE, Executive Director, JOHN REDLEIN, Assistant City Attorney, and BARBARA JO RONEMUS, Secretary

ANNOUNCEMENT MADE: Posted as follows:

Las Vegas Library, 833 Las Vegas Boulevard North
Senior Citizens Center, 450 E. Bonanza Road
Clark County Government Center, 500 S. Grand Central Pkwy.
Court Clerk's Bulletin Board, City Hall
City Hall Plaza, Posting Board

(1:06)
3-1853

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: MAY 1, 2002

DEPARTMENT: OFFICE OF BUSINESS DEVELOPMENT

DIRECTOR: LESA CODER

SUBJECT:

APPROVAL OF THE MINUTES BY REFERENCE FOR THE MEETING OF MARCH 20, 2002

MOTION:

REESE – APPROVED by Reference – UNANIMOUS

MINUTES:

There was no discussion.

(1:06)

3-1859

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: MAY 1, 2002

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: LESA CODER

SUBJECT:

DISCUSSION AND POSSIBLE ACTION TO AMEND THE SCHEDULE OF PERFORMANCE (ATTACHMENT B) OF THE DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE CITY OF LAS VEGAS REDEVELOPMENT AGENCY AND NUCLEUS INVESTMENTS, INC. TO DEVELOP THE 11.1 ACRE SITE LOCATED AT OWENS AVENUE AND H STREET COMMONLY KNOWN AS SITE PARCEL B - WARD 5 (WEEKLY)

Fiscal Impact

<input checked="" type="checkbox"/>	No Impact	Amount:
<input type="checkbox"/>	Budget Funds Available	Dept./Division:
<input type="checkbox"/>	Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

Due to certain circumstances, the project to develop the site known as Site Parcel B had been delayed because of suspected poor soil conditions. This issue has now been resolved and the developer is ready to move forward with the commencement of construction. The schedule of performance needs to be amended to reflect the change in the time table required to complete the development of this site.

RECOMMENDATION:

Recommend Approval.

BACKUP DOCUMENTATION:

1. Agenda Memo
2. Locator Map
3. Revised Schedule of Performance
4. Disclosure of Principles

MOTION:

WEEKLY – APPROVED as recommended – UNANIMOUS

MINUTES:

LESA CODER, Director, Office of Business Development, reported that there were some questions regarding the soil condition on this property. Those have been resolved. In addition, there is a new disclosure that is attached as part of this item. One of the gentlemen has dropped out. JOHN EDMONDS will be proceeding with the project. There are no other changes with the parties involved. Urban America is still in line to be the takeout representative. Their grading permit should be obtained on 5/14/2002 and that they will commence vertical construction early in June. She recommended approval.

REDEVELOPMENT AGENCY MEETING OF MAY 1, 2002

Business Development

Item 2 - DISCUSSION AND POSSIBLE ACTION TO AMEND THE SCHEDULE OF PERFORMANCE (ATTACHMENT B) OF THE DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE CITY OF LAS VEGAS REDEVELOPMENT AGENCY AND NUCLEUS INVESTMENTS, INC. TO DEVELOP THE 11.1 ACRE SITE LOCATED AT OWENS AVENUE AND H STREET COMMONLY KNOW AS SITE PARCEL B

MINUTES – Continued:

DAMIAN EDMONDS, Nucleus Investments, indicated that he is very proud to be a part of this project because it will bring great improvement to West Las Vegas.

There was no further discussion.

(1:06 – 1:08)

3-1870

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: MAY 1, 2002

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: LESA CODER

SUBJECT:

DISCUSSION AND POSSIBLE ACTION REGARDING A SECOND AMENDMENT TO THE DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE CITY OF LAS VEGAS REDEVELOPMENT AGENCY AND PIONEER ENDEAVORS, LLC FOR THE DEVELOPMENT OF THE PARCEL LOCATED AT THE SOUTHEAST CORNER OF 4th STREET AND CLARK STREET (APN 139-34-311-126,127 & 128) - WARD 3 (REESE)

Fiscal Impact

<input checked="" type="checkbox"/>	No Impact	Amount:
<input type="checkbox"/>	Budget Funds Available	Dept./Division:
<input type="checkbox"/>	Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

Staff has negotiated a Second Amendment to the Disposition and Development Agreement (DDA) with Pioneer Endeavors, LLC for the development of the Agency owned parcel located at southeast corner of 4th and Clark. The Second Amendment is necessary to extend dates within the Schedule of Performance.

RECOMMENDATION:

Approval

BACKUP DOCUMENTATION:

1. Agenda Memo
2. Second Amendment
3. Amended Schedule of Performance
4. Disclosure of Principals

MOTION:

REESE – APPROVED the Second Amendment to the Disposition and Development Agreement to include a 90-day extension as recommended – UNANIMOUS

MINUTES:

LESA CODER, Director, Office of Business Development, explained that this project was delayed due to national-economy conditions and because there have been some problems with one of the partners. She recommended a 90-day extension.

DENNIS HANEY, 301 E. Clark, indicated that a new partner might have been found to replace the court-reporting firm, which could not continue. He would find out that week if the new tenant's financing will come through. He assured that he would notify the Mayor as soon as he finds out and that the project would not be held up any longer.

REDEVELOPMENT AGENCY MEETING OF MAY 1, 2002

Business Development

Item 3 - DISCUSSION AND POSSIBLE ACTION REGARDING A SECOND AMENDMENT TO THE DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE CITY OF LAS VEGAS REDEVELOPMENT AGENCY AND PIONEER ENDEAVORS, LLC FOR THE DEVELOPMENT OF THE PARCEL LOCATED AT THE SOUTHEAST CORNER OF 4th STREET AND CLARK STREET (APN 139-34-311-126,127 & 128)

MINUTES – Continued:

There was no further discussion.

(1:08 – 1:10)

3-1950

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: MAY 1, 2002

CITIZEN PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISION OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A REDEVELOPMENT AGENCY MATTER NOT LISTED ON THE AGENDA, PLEASE STEP UP TO THE PODIUM AND CLEARLY STATE YOUR NAME AND ADDRESS. PLEASE LIMIT YOUR REMARKS TO THOSE MATTERS UNDER THE EXPRESS JURISDICTION OF THE REDEVELOPMENT AGENCY. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

MINUTES:

COUNCILMAN REESE welcomed the Valley High School government class.

(1:10 – 1:11)

3-2026

THE MEETING ADJOURNED AT 1:11 P.M.

Respectfully submitted:_____

GABRIELA S. PORTILLO-BRENNER

May 1, 2002

BARBARA JO RONEMUS, SECRETARY